



PLANNING COMMISSION ACTIONS

August 27, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims, Bressler (Absent), Deziel (Vice chair), Keith (Chair), O'Malley (Left at 10:45 p.m.), Pagee (Arrived 7:05 p.m.), Riggs

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; Thomas Rogers, Associate Planner

A. PUBLIC COMMENTS

Phillip Bahr, Menlo Park resident and architect, spoke on sustainable design in Menlo Park. Don Brawner, Menlo Park resident, had comments regarding the construction at 64 Willow Road.

B. CONSENT - None

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

C. PUBLIC HEARING

1. **Use Permit Revision/Sujendra Mishra/1151 Windermere Avenue:** Request for a use permit revision to modify requirements related to driveway size and spacing between garage doors for a previously-approved single-family residence in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Deziel/Bims to approve with the following modification; 6-0.

Add condition 4a: Prior to final inspection, the applicant shall install two new 15-gallon trees, selected from the Heritage Tree Replacement list, to be located along the street perimeters of Howard Street and Newbridge Street subject to review and approval of the Planning Division. The applicant shall either install an automatic irrigation system, or an acceptable water regimen, and if the trees die within two years from the date of installation, the applicant shall replace them with 24-inch box size replacements.

2. **Use Permit/Rick Loretz/1371 Sevier Avenue:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width and lot area in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Pagee/Deziel to approve with the following modifications; 6-0.

Add condition 4c: Concurrent with submittal of a complete building permit application, the applicant shall revise the landscape plan to include three to four new trees along the right side property line, starting at approximately the midpoint of the residence (near the second-story laundry room window) and extending back toward the rear of the property. The new trees shall be a minimum 15-gallon size and of a species that is evergreen and fast-growing. The landscape plan revisions shall have the intent of limiting direct views from the residence to the backyard of the adjacent right side property and shall be subject to review and approval of the Planning Division.

Add condition 4d: Concurrent with submittal of a complete building permit application, the applicant may revise the plans on the second-story right elevation to lower any windows with six-foot sill heights to five-foot sill heights, subject to review and approval of the Planning Division.

3. **Use Permit/ /Unidym, Inc/1430 O'Brien Drive, Suite G:** Request for a use permit for indoor use and storage of hazardous materials for research and development of carbon nanotubes in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Deziel/O'Malley to approve the item as recommended in the staff report; 6-0.
4. **Use Permit/CAS Architects, Inc./1360 Willow Road:** Request for a use permit for the indoor use and storage of hazardous materials for a life sciences company developing analytical systems in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as recommended in the staff report; 6-0.

D. STUDY ITEM

The study session item will not begin before 8:00 p.m.

Study Session on a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Development Agreement, Architectural Control, Below Market Rate (BMR) Agreement, and Environmental Review/Bohannon Development Company/101-155 Constitution Drive and 100-190 Independence Drive:

1. General Plan Amendment to create a new Mixed-Use Commercial Business Park land use designation, which would allow research and development (R&D) facilities, offices, hotels/motels, health/fitness centers, cafes and restaurants, and related commercial uses. The maximum floor area ratio (FAR) would be set at 100% for offices, R&D, and related commercial facilities, 13.5% for health/fitness centers, cafes and restaurants, day care facilities, and related retail/community facilities, and 25% for hotels/motels (total maximum FAR of 138.5%);
2. General Plan Amendment to change the land use designation of the properties from Limited Industry to Mixed-Use Commercial Business Park;
3. Zoning Ordinance Amendment to create a new M-3 (Mixed-Use Commercial Business Park) zoning district to allow for uses and FAR as stated in the corresponding General Plan land use designation. In addition, the M-3 zoning district would permit a maximum building height of 140 feet and a maximum number of 245 hotel rooms, and would specify use-based off-street parking requirements;
4. Rezoning the properties from M-2 (General Industrial) to M-3 (Mixed-Use Commercial Business Park);

5. Architectural Control approval of specific project plans for the construction of new buildings with a total of 962,196 square feet of gross floor area (138.5% FAR) and a maximum building height of 140 feet (equating to eight stories);
 - The Constitution Drive site would include two office buildings, two parking structures, and neighborhood-serving retail and community facility space;
 - The Independence Drive site would include one office building, a 173,682-square foot, 245-room hotel, a 76,420-square-foot health/fitness center, a shared parking structure, and associated commercial space;
 - The combined office gross floor area on the two sites would total 694,726 square feet.
6. BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program;
7. Development Agreement to guarantee development rights associated with the requested entitlements; and
8. Environmental Impact Report to analyze the potential environmental impacts of the proposal.

Planning Commissioners made the following comments:

- Suggested that the development may improve if the sites were flipped, so that the hotel, shared parking, and office building are on the Constitution Drive site, and the two office buildings and two parking structures are on the Independence Drive site.
- Questioned in particular the current proposed location of the hotel/health club pool near US 101.
- Noted that the proposed M-3 development regulations do not exactly match the current project plans, in particular with regard to the permitted front setback.
- Questioned the need for the proposed amount of office square footage.
- Questioned the structure of the proposed General Plan and Zoning Ordinance amendments, in particular the M-3 district linkage to the specific parcels that are part of this development proposal.
- Suggested that alternate zoning ordinance amendments could help facilitate additional hotel-office developments and, by extension, housing development in other M-2 areas. Such housing development could have additional benefits, such as attracting a full-service grocery store to the area northeast of US 101.
- Presented an alternate fiscal analysis model.
- Questioned how project affects jobs-housing balance.
- Noted that the location would likely be desirable for many potential tenants, with good US 101 and Dumbarton Bridge access.
- Noted that the proposed office space could provide home for growing companies that would otherwise leave the City of Menlo Park
- Noted that some newer hotels incorporate residential ownership components.
- Suggested that allowing higher-intensity development in the proposed location could ease development pressures elsewhere, allowing open space to be preserved.
- Noted that US 101/Marsh Road interchange already suffers from congestion, particularly during evening commute hours, and that the addition of so many new jobs would likely exacerbate that.
- Noted that consumer spending from office/hotel users would likely go to Redwood City and Palo Alto, as opposed to Menlo Park.
- Complimented the architecture of the proposed buildings.
- Noted that office space has regularly been overbuilt in the past and the proposed development could contribute to an upcoming glut.

- Noted that provision of housing within a reasonable distance for lower/middle-income workers would be necessary.
- Suggested that the proposed maximum height of 140 feet may be unnecessarily high for an eight-story building.
- Noted that the area is not well-served by public transit.
- Noted that not many service uses are located nearby, which may negatively affect LEED certification.
- Noted that scale, particularly height, is unusual relative to current conditions.
- Complimented the proposal in general for proposing a significant improvement to the properties.

E. REGULAR BUSINESS

1. Consideration of minutes from the July 16, 2007, Planning Commission meeting.
COMMISSION ACTION: M/S Unanimous consent to approve the minutes as submitted; 4-0-1 with Commissioner Riggs abstaining.

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

1. Review of upcoming planning items on the City Council agenda.

ADJOURNMENT 11:07 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	September 10, 2007
Regular Meeting	September 24, 2007
Regular Meeting	October 8, 2007
Regular Meeting	October 22, 2007
Regular Meeting	November 5, 2007
Regular Meeting	November 19, 2007

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